

130

PETITION FOR ZONING VARIANCE

THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1. to permit an accessory structure (pool) to be located outside of the third of the lot farthest removed from the side street and to project into the side yard in lieu of being located entirely in the rear yard.

Due to the landscaping and the size of the yard, we would have the pool on the side of the house.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, N-37,400 under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Vernon F. & Diane E. Tydings
(Type or Print Name)
Signature: *Vernon F. Tydings*
Address: 9235 Bowline Road
City and State: Baltimore, MD. 21236

Legal Owner(s): Vernon F. Tydings, Jr.
(Type or Print Name)
Signature: *Vernon F. Tydings, Jr.*
Address: 9235 Bowline Road
City and State: Baltimore, MD. 21236

Attorney for Petitioner: L. C. Hohne Contractors, Inc.
(Type or Print Name)
Signature: *L. C. Hohne*
Address: 9000 Harford Road
City and State: Baltimore, MD. 21234

Attorney's Telephone No.: 687-3838

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of February, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of February, 1988, at 9:00 o'clock a.m.

ESTIMATED LENGTH OF HEARING: 15 MIN. + 15 MIN.
AVAILABLE FOR HEARING: MON. TUES. 11:00 AM - 12:00 PM (over)
ALL: CMC
REVIEWED BY: CMC DATE: 10-5-87

February 5, 1988

Mr. & Mrs. Vernon F. Tydings, Jr.
9235 Bowline Road
Baltimore, Maryland 21236

RE: Petition for Zoning Variance
SE/3 Bowline Road and Joppa Road
11th Election District; 5th Councilmanic District
Case No. 88-286-A

Dear Mr. & Mrs. Tydings:

Enclosed please find the decision rendered in the above-referenced case. The Petition for Zoning Variance has been Granted, subject to the restriction noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

JRHibjs
cc: People's Counsel
File

IN RE: PETITION FOR ZONING VARIANCE
SE/3 Bowline Road and Joppa Road (9235 Bowline Rd.)
11th Election District
5th Councilmanic District
Vernon F. Tydings, Jr., et ux
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-286-A

MEMORANDUM AND ORDER

The Petitioner herein requests a zoning variance to permit an accessory structure (swimming pool) to be located outside the third of the lot farthest removed from the side street and to project into the side yard in lieu of being located entirely in the rear yard, as more particularly described on Petitioner's Exhibit 1.

The Petitioners appeared and testified. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and therefore, the variance should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, in the opinion of the Zoning Commissioner, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of February, 1988 that an accessory structure (swimming pool) to be located outside the third of the lot farthest removed from the side street and to project into the side yard in lieu of being located entirely in the rear

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

1/25/88

Mr. Vernon F. Tydings, Jr.
9235 Bowline Road
Baltimore, Maryland 21236

Re: Case numbers 88-286-A
SE/3 Bowline Road & Joppa Road
(9235 Bowline Road)
11th Election District - 5th Councilmanic District
Vernon F. Tydings, Jr. - Petitioner

Dear Mr. Tydings:

Please be advised that \$71.93 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

Very truly yours,
Robert Haines
ROBERT HAINES
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 45934

DATE: 2-2-88 ACCOUNT: 45934-0000

AMOUNT: \$71.93

RECEIVED FROM: Vernon F. Tydings, Jr.

FOR: J. Robert Haines

VALIDATION OR SIGNATURE OF CASHIER

yard, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

JRHibjs

ORDER RECEIVED FOR FILING
Date: 1/25/88
By: *John J. Haines*

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case numbers 88-286-A
SE/3 Bowline Road & Joppa Road
(9235 Bowline Road)
11th Election District - 5th Councilmanic District
DATE/TIME: TUESDAY, FEBRUARY 2, 1988 at 9:00 a.m.
Vernon F. Tydings, Jr. - Petitioner
DATE/TIME: TUESDAY, FEBRUARY 2, 1988 at 9:00 a.m.

Variance to permit an accessory structure (pool) to be located outside of the third of the lot farthest removed from the side street and to project into the side yard in lieu of being located entirely in the rear yard.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 41673

DATE: 11-5-87 ACCOUNT: 41673-015

AMOUNT: \$35.00

RECEIVED FROM: Vernon F. Tydings, Jr.

FOR: J. Robert Haines

VALIDATION OR SIGNATURE OF CASHIER

PROPERTY DESCRIPTION

Beginning on the northeast side of Bowline Road 50 ft. wide (corner of Joppa Road). Being Lot 1, Block A, in the subdivision of North Gate Hall, Section II. Book No. 40, Folio 105. Also known as 9235 Bowline Road in the 11th Election District.

PLAT FOR ZONING VARIANCE
OWNER - VERNON & DIANE TYDINGS
E.D. - 11th, ZONED DR-5.5
SUBDIVISION - NORTH GATE HALL, SEC II
LOT 1, BLOCK A, BOOK NO. 40, FOLIO 105
EXISTING UTILITIES IN BOWLINE RD.
SCALE: 1" = 30'
Lot size: 8,930 sq. ft.

130

131